



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00040 The Shops at Cimarron
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: May 17, 2012

Staff Planner: Raul Garcia, (915)541-4935, garciar1@elpasotexas.gov
Location: East of Resler and South of Northern Pass
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-3/c (Commercial/condition)
Proposed Zoning: C-3/c (Commercial/condition)

Nearest Park: Proposed Park (adjacent to northeast)
Nearest School: Brown Middle School (0.43 mile)
Park Fees Required: \$28, 240
Impact Fee Area: This property is not in an impact fee area and is not subject to impact fees.

Property Owner: Hunt Communities Holding, L.P.
Applicant: Hunt Communities Holding, L.P.
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial/condition)/ Vacant
South: C-3/c (Commercial/condition)/ Vacant
East: R-3A (Residential) & R-3A/c (Residential/condition)/ Pond and vacant
West: C-4 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: G4

APPLICATION DESCRIPTION

The applicant is requesting a six-month extension to submit recording maps for The Shops at Cimarron. The applicant's reason for the extension is the subdivision improvement plans for the abutting Cimarron Park Drive subdivision are under review and those improvements tie in with the improvements in The Shops at Cimarron. The applicant would like to ensure that Cimarron Park Drive is approved before proceeding with the recording of The Shops at Cimarron.

This application is vested under the subdivision ordinance in effect prior to June 1, 2008. In this

case the delay is caused by the City and therefore the approval recommendation is in accordance with Section 19.08.060.H of the former subdivision code.

CASE HISTORY

On November 3, 2011, the City Plan Commission approved The Shops at Cimarron on a Major Combination basis.

The time to submit recording maps expired May 3, 2012. The request for extension was submitted on April 25, 2012.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the six-month extension request to submit recording maps for The Shops at Cimarron subject to the following conditions and requirements:

If approved, the extension will expire on November 3, 2012.

Planning Division Recommendation:

Approval.

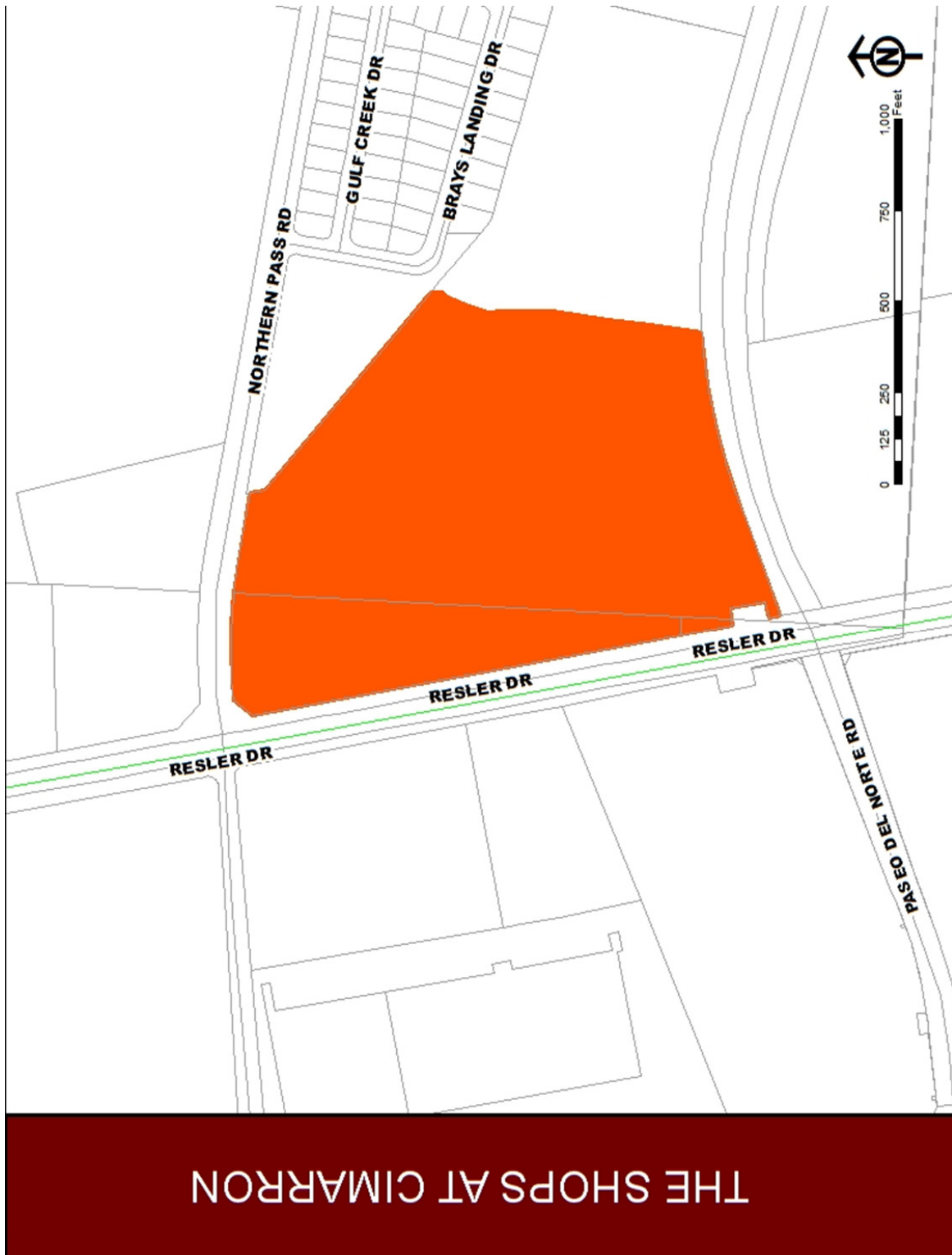
Engineering and Construction Management:

Cimarron Park Drive Subdivision SIPS12-0006 is still under review by ECM Land Development Division pending Traffic review for approval and therefore we have no objection to the applicant extension request for the adjacent affected "The Shops at Cimarron" Subdivision.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Extension Request
5. Application

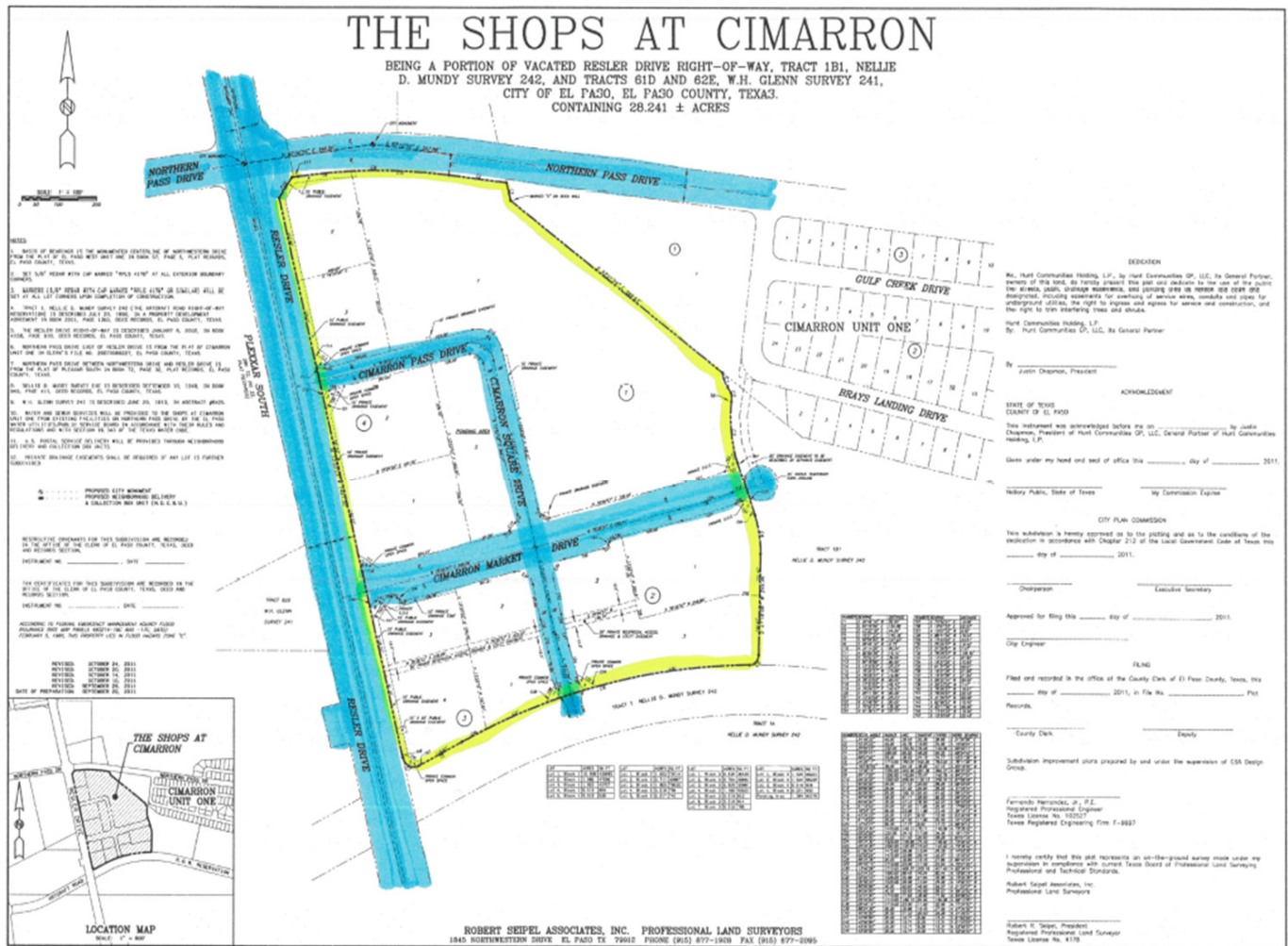
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



SUSU12-00040

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

April 25, 2012

Mr. Raul Garcia
City of El Paso
2 Civic Center Plaza
El Paso, TX 79999

Dear Mr. Garcia:

Subject: The Shops at Cimarron (Subdivision)
Request to Extend Recording Plat

The subdivision plat of "The Shops at Cimarron" was approved as a Final Plat by the City Plan Commission on November 3, 2011. The plat will expire May 3, 2012.

The City of El Paso (Development Services) is currently reviewing *Cimarron Park Drive* located east of "The Shops at Cimarron". *Cimarron Market Drive* is a proposed street within "The Shops at Cimarron" and will connect to *Cimarron Park Drive*. The Developer would like to ensure that *Cimarron Park Drive* be approved by the city before proceeding with the recording of "The Shops at Cimarron".

We would like to request an extension of this plat in order to finalize the approval of *Cimarron Park Drive*.

We request a 180-day extension for recordation of this plat; the extension would expire on November 6, 2012.

Thank you.

Sincerely,

Sal Alonzo
Project Engineer



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 10-11-11

FILE NO. SUSU 11-00109

SUBDIVISION NAME: The Shops @ Cimarron

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 131 Nellie D. Mundy Survey 242, and Tracts 61D and 62E, R.H. Glenn Survey 246, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.85</u>	<u>3</u>
Apartment	_____	_____	Ponding & Drainage	<u>1.384</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Pvt. C.O.S.</u>	<u>0.169</u>	<u>9</u>
School	_____	_____	Total No. Sites	_____	_____
Commercial	<u>27.833</u>	<u>12</u>	Total (Gross) Acreage	<u>28.241</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? C-3 Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Sheet flow, drainage structures, pond
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
Refer to attached letter
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

Rancho Las Lomas Land Study (Approved by CPC on September 18, 2003)
- Refer to attached letter

12. Owner of record Hunt Communities Holding, L.P. (C/O 14)
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group 1845 Northwest Dr. 79912 (905) 877-4155
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: Hunt Communities Holding, L.P.

REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.